

NOTES:

- THE PURPOSE OF THIS LAND DEVELOPMENT PLAN IS TO DEMOLISH AN EXISTING 1,824± S.F. BUILDING ON TAX PARCEL 06-054.00-074 AND A 2,420 S.F. BUILDING ON TAX PARCEL 06-054.00-075, EXTINGUISH THE BOUNDARY LINE BETWEEN THE TWO PARCELS, AND TO CONSTRUCT A 3,934± S.F. BANK WITH DRIVE-THROUGH LANES AND ASSOCIATED PARKING.
- THE PROPERTY LINES AND TOPOGRAPHY DEPICTED ON THIS PLAN ARE TAKEN FROM THE BOUNDARY AND TOPOGRAPHICAL SURVEY ENTITLED "1708 & 1712 FOULK ROAD - FOULK & SILVERSIDE ROADS", BY RAMESH C. BATTIA ASSOCIATES, DATED OCTOBER 19, 2009.
- FLOODPLAIN DOES NOT EXIST ON THIS SITE, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 10003C0067 J, EFFECTIVE DATE JANUARY 17, 2007.
- ACCORDING TO THE WATER RESOURCE PROTECTION AREA MAP 1 OF 3, DATED JANUARY 1993, AND REVISED MAY 2001 AND FEBRUARY 2006, THIS SITE DOES NOT LIE WITHIN THE LIMITS OF A W.R.P.A.
- NO CRITICAL NATURAL RESOURCE AREAS EXIST WITHIN THE SITE.
- THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS, AND NO WETLANDS WERE FOUND TO EXIST ON THE SITE. SEE LETTER OF NO FINDINGS, BY DUFFIELD ASSOCIATES, DATED OCTOBER 7, 2009.
- NO DEBRIS IS TO BE BURIED ON THIS SITE.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED AND MAINTAINED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE PROTECTION REGULATIONS.
- DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
- THE LIMIT OF DISTURBANCE FOR THE SITE SHALL RUN COINCIDENT WITH THE PROPERTY LINE, OUTSIDE THE SIDE AND REAR BUFFERS.
- THE LOCATION OF PAVING IDENTIFIED ON THIS PLAN DOES NOT COMPLY WITH DIMENSIONAL REGULATIONS IN EFFECT AT THE TIME OF APPROVAL. PAVING MAY OR MAY NOT HAVE NON-CONFORMING STATUS UNDER THE PROVISIONS OF CHAPTER 40 OF THE NEW CASTLE COUNTY CODE. RECORDATION OF THIS PLAN DOES NOT CONSTITUTE VERIFICATION OF NON-CONFORMING STATUS.
- UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- A LANDSCAPE PLAN, PREPARED BY _____ LAST DATED _____ OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED PART OF THE RECORD PLAN.
- ALL IMPACT FEES AS REQUIRED BY ARTICLE 14 SHALL BE WAIVED FOR REDEVELOPMENT, PER NEW CASTLE COUNTY CODE 40.08.130.B.6.E.VI.
- ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____ AT INSTRUMENT NO. _____.
- A CURBING WAIVER IS REQUESTED FOR DEPRESSED CURBING ALONG GRASS FILTER STRIP AREAS. BUMPER BLOCKS SHALL BE PROVIDED FOR ALL PARKING SPACES WHERE UPRIGHT CURBING IS WAIVED.
- TAX PARCEL 06-054.00-075 IS SUBJECT TO AN EASEMENT INDENTURE MADE JANUARY 15, 2002, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, NEW CASTLE COUNTY, DELAWARE AS INSTRUMENT NUMBER 20041206-0130884. SAID INDENTURE GRANTS, TO UNITED WATER DELAWARE, A CERTAIN EXCLUSIVE, UNINTERRUPTED AND PERPETUAL EASEMENT AND RIGHT OF WAY, TWENTY FEET (20') WIDE, FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, AND OPERATION OF CERTAIN WATER DISTRIBUTION AND SERVICE UTILITIES LOCATION WITHIN THE BOUNDS OF THE SUBJECT PROPERTY.
- TAX PARCELS 06-054.00-074 AND 06-054.00-075 ARE SUBJECT TO SEPARATE PERMANENT UTILITY EASEMENT AGREEMENTS, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, NEW CASTLE COUNTY, DELAWARE UNDER DEED BOOK 2093, PAGE 256 AND DEED BOOK 1905, PAGE 196, RESPECTIVELY.
- TAX PARCEL 06-054.00-075 IS SUBJECT TO A PERMANENT EASEMENT AGREEMENT, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, NEW CASTLE COUNTY, DELAWARE UNDER DEED BOOK 2093, PAGE 260.
- THE EXISTING BUILDINGS ARE SERVICED BY PUBLIC SEWER. THE EXISTING SERVICE LINES COULD NOT BE LOCATED DURING THE TOPOGRAPHIC SURVEY. THE LINES WILL BE TRACED FROM THE BUILDING POINT TO DETERMINE THE LOCATIONS.

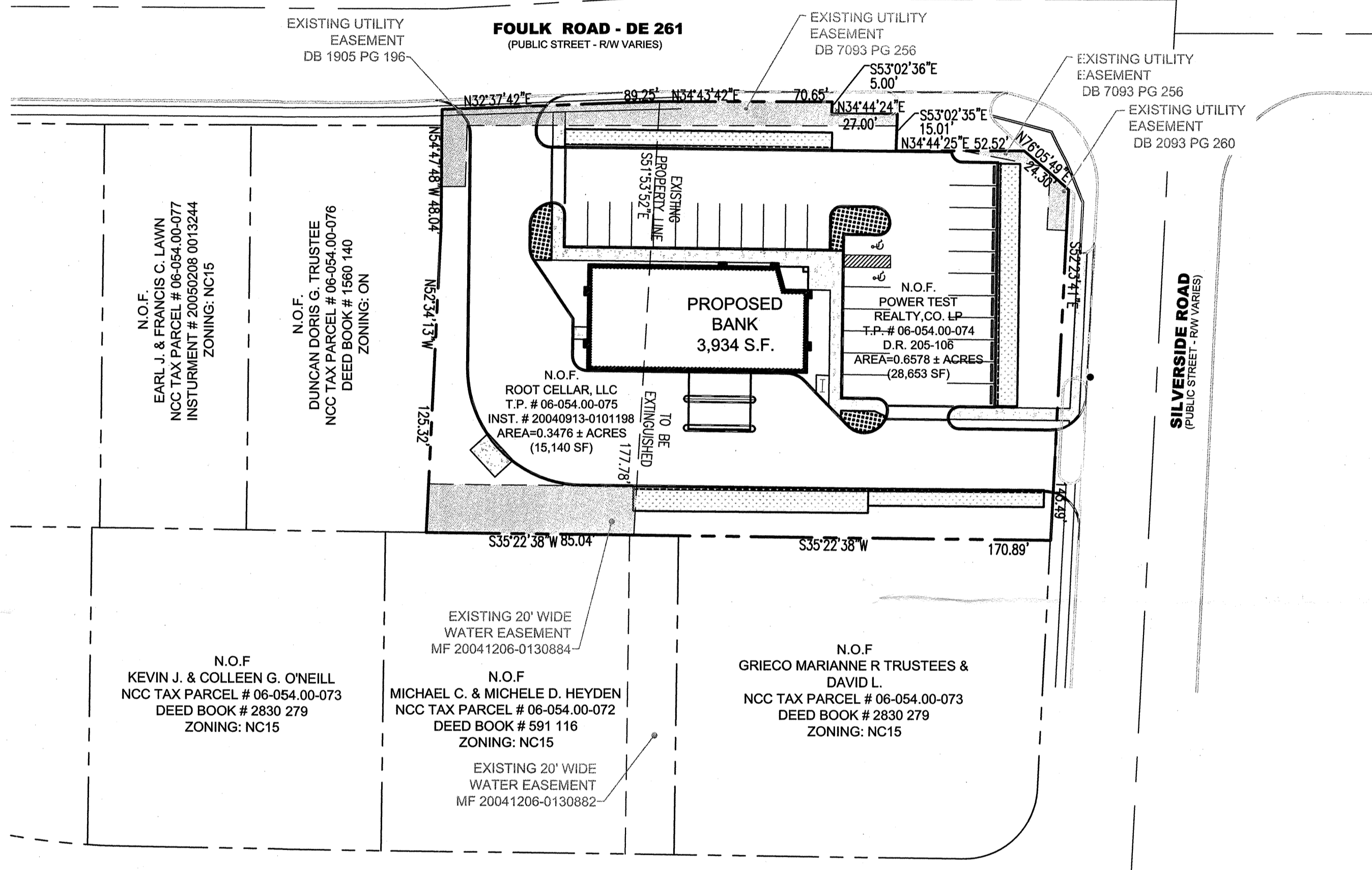
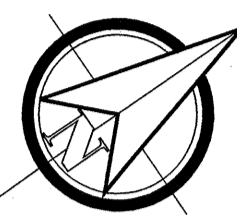
REDEVELOPMENT NOTES:

- THE SITE CURRENTLY HAS NO BICYCLE PARKING SPACES, OF 2 REQUIRED. 2 BICYCLE PARKING SPACES ARE PROPOSED, A 100% IMPROVEMENT.
- THE SITE CURRENTLY HAS 0 HANDICAP PARKING SPACES OF 2 REQUIRED. 2 HANDICAP SPACES ARE PROPOSED, A 100% IMPROVEMENT.
- THE SITE CURRENTLY HAS A PARKING LANDSCAPE AREA OF 0 SF OF 608 SF REQUIRED. AN AREA OF 584 SF IS PROPOSED, A 96% IMPROVEMENT.
- THE SITE CURRENTLY HAS A LANDSCAPE SERVICE RATIO (LSR) OF 0.26 OF 0.50 REQUIRED. AND LSR OF 0.32 IS PROPOSED, A 12% IMPROVEMENT.
- THE SITE CURRENTLY HAS STREET BUFFERYARD OF 0 OPACITY, OF 0.4 OPACITY REQUIRED. STREET BUFFERYARDS OF 0.1 OPACITY ARE PROPOSED, A 25% IMPROVEMENT.
- THE SITE CURRENTLY HAS STREET BUFFERYARD WIDTH OF 0 FT, OF 15 FT MINIMUM REQUIRED. STREET BUFFERYARD OF 19.5 FT AVERAGE WIDTH IS PROPOSED, A 100% IMPROVEMENT.
- THE SITE CURRENTLY HAS NO STORMWATER QUALITY MANAGEMENT. COMPLIANT STORMWATER QUALITY TREATMENT IS PROPOSED FOR SECTIONS OF CHANGE IN IMPERVIOUS COVER TO TREAT 70% OF THE TOTAL NON-ROOFTOP IMPERVIOUS COVER, A 70% IMPROVEMENT.
- THE SITE CURRENTLY HAS A STREET YARD BUILDING SETBACK OF 3 FT OF 15 FT REQUIRED. A STREET YARD BUILDING SETBACK OF 66 FT IS PROPOSED, AN 80% IMPROVEMENT.
- THE SITE CURRENTLY HAS STREET YARD PAVING SETBACK OF 0 FT WIDTH, OF 40 FT REQUIRED. A STREET PAVING YARD SETBACK OF 19.5 FT AVERAGE WIDTH IS PROPOSED, A 48% IMPROVEMENT.
- THE SITE CURRENTLY HAS SIDE YARD PAVING SETBACK OF 1 FT AVERAGE WIDTH, OF 10 FT REQUIRED. A SIDE PAVING YARD SETBACK OF 10 FT IS PROPOSED, A 90% IMPROVEMENT.
- THE EXISTING BUILDINGS ARE APPROXIMATELY 49 AND 40 YEARS OLD RESPECTIVELY AND HAVE LITTLE TO NO LANDSCAPING, WITH NO SCREENING FACING THE ROADWAY. A BANK WITH DRIVE IN BANKING LANES SET TO THE REAR, A PEDESTRIAN CIRCULATION SYSTEM WITHIN THE PARKING AREA, AND CONNECTION TO THE EXISTING FOULK ROAD AND SILVERSIDE ROAD EXISTING SIDEWALKS IS PROPOSED, A 100% IMPROVEMENT.
- THE EXISTING GASOLINE FILLING AND AUTOMOBILE SERVICE STATION ARE TO BE REMOVED FOLLOWING STANDARD FEDERAL AND STATE ENVIRONMENTAL CLEANUP PROCEDURES, WHICH WILL REMOVE A POTENTIAL ENVIRONMENTAL HAZARD FROM THE AREA, A 100% IMPROVEMENT.

EXPLORATORY MINOR REDEVELOPMENT PLAN

BRANCH DRIVE IN BANK

1712 FOULK ROAD



LEGEND

- EXISTING PROPERTY LINE
- EXISTING PROPERTY ADJACENT
- EXISTING EASEMENT
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED CURB, 8-INCH REVEAL
- PROPOSED CURB, FLUSH

INDEX OF SHEETS:

SHEET 1	INDEX OF SHEETS
SHEET 2	SITE PLAN

CERTIFICATION OF ACCURACY

I, MICHAEL J. KASZYSKI, JR., P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT THE INFORMATION, OTHER THAN THE BOUNDARY AND TOPOGRAPHIC INFORMATION, ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE: _____, 2009
 MICHAEL J. KASZYSKI, JR., P.E.
 REGISTRATION #15284

CERTIFICATION OF ACCURACY (BOUNDARY AND TOPOGRAPHY)

I, TOLAND VAN STAN, P.L.S., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE AND THAT THE BOUNDARY AND TOPOGRAPHIC INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE: _____, 2009
 TOLAND VAN STAN, P.L.S.
 REGISTRATION #365

CERTIFICATION OF OWNERSHIP

I, _____ HEREBY CERTIFY THAT POWER TEST REALTY CO., LP IS THE OWNER OF THE PROPERTY. TAX PARCEL #06-054.00-074, WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE: _____, 2009
 TITLE

CERTIFICATION OF OWNERSHIP

I, _____ HEREBY CERTIFY THAT ROOT CELLAR, LLC IS THE OWNER OF THE PROPERTY. TAX PARCEL #06-054.00-075, WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE: _____, 2009
 TITLE

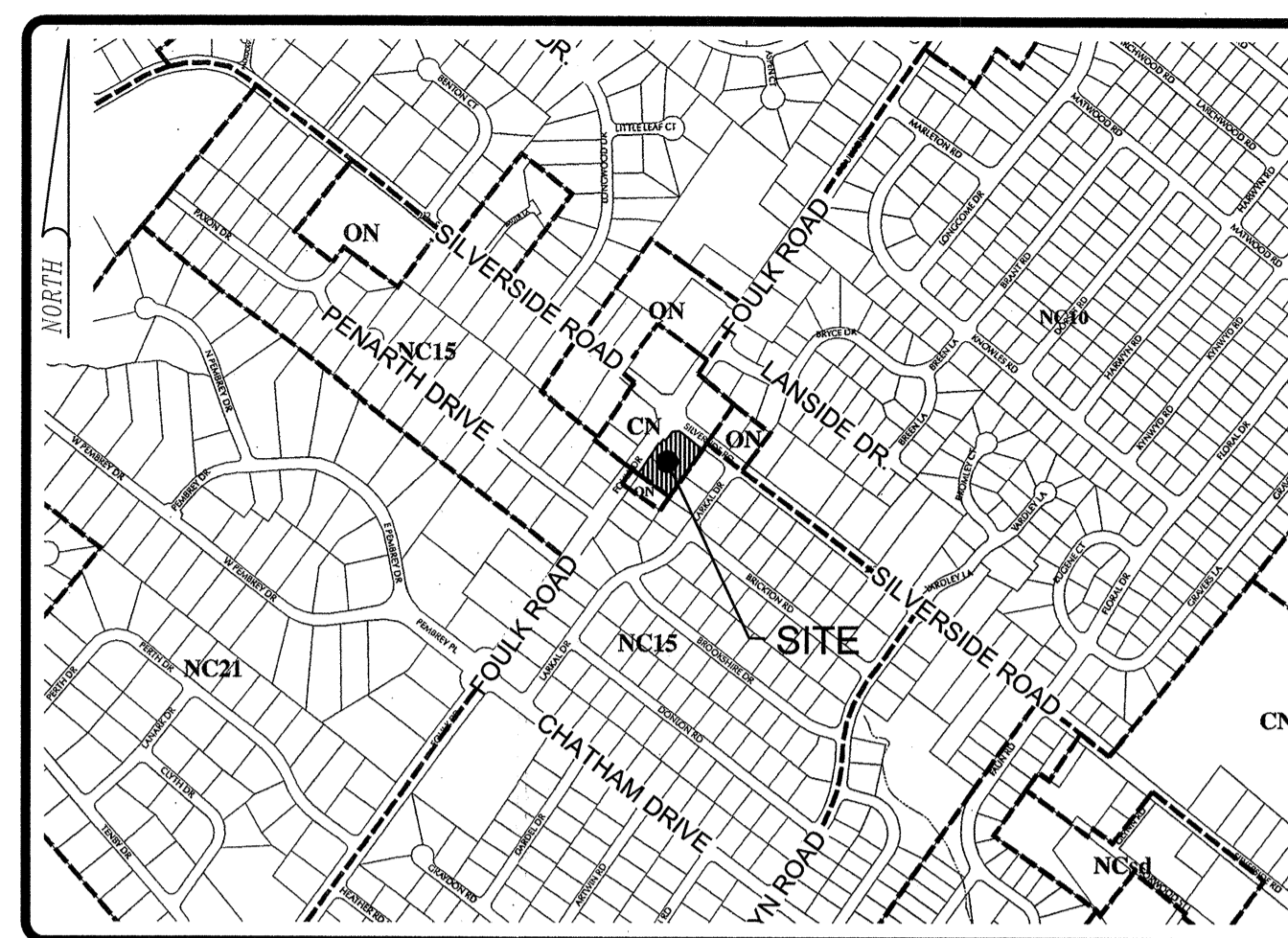
CERTIFICATION OF PLAN APPROVAL

APPROVED _____ BY _____
 DATE _____ GENERAL MANAGER

FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED _____ BY _____
 DATE _____ GENERAL MANAGER

FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.



MAP: NCC ZONING MAP 10 LOCATION MAP SCALE: 1" = 800'

SITE DATA:

- APPLICATION NO.:
- TAX PARCEL NO.: 06-054.00-074 AND 06-054.00-075
- POSTAL ADDRESS: 1712 FOULK ROAD WILMINGTON, DE 19803
- OWNER: POWER TEST REALTY CO. LP C/O GETTY PETROLEUM MARKETING, INC 1500 HEMPSTEAD TURNPIKE EAST MEADOW, NY 11554
- SOURCE OF TITLE: DEED BOOK PAGE: 205-106 INSTRUMENT NO. 20040913-0101198
- DATUM: HORIZONTAL - ASSUMED TO DEED BEARING SYSTEM VERTICAL - NAVD 1988
- ACREAGE: EXISTING GROSS AREA: 06-054.00-074 0.6576 ACRES 06-054.00-075 0.3477 ACRES TOTAL 1.0053 ACRES
- ZONING DISTRICT: CN-COMMERCIAL NEIGHBORHOOD
- BULK STANDARDS:

COMMERCIAL NEIGHBORHOOD	
MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	50 FEET
MINIMUM STREET YARD:	15 FEET
MINIMUM SIDE YARD:	0 FEET*
MINIMUM REAR YARD:	20 FEET
MINIMUM PAVING STREET/OTHER YARD:	40 / 10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
*MINIMUM 20 FT REQUIRED ADJOINING RESIDENTIAL DISTRICT / USE	
- AREAS:

EXISTING BUILDINGS/CANOPY:	0.151 AC
EXISTING OTHER IMPERVIOUS:	0.597 AC
EXISTING LANDSCAPED AREA:	0.257 AC
EXISTING TOTAL:	1.005 AC
PROPOSED BUILDINGS/CANOPY:	0.106 AC
PROPOSED OTHER IMPERVIOUS:	0.580 AC
PROPOSED LANDSCAPED AREA:	0.319 AC
PROPOSED TOTAL:	1.005 AC
- GROSS FLOOR AREA:

EXISTING (TO BE REMOVED):	1712 FOULK RD 1,824 SF 1708 FOULK RD 2,420 SF TOTAL 4,244 SF
PROPOSED (BANK):	3,934 SF
- PARKING RATIONALE:

REQUIRED:	3,934 S.F. (BANK) @ 4.0 P.S. PER 1000 S.F. = 16 SPACES
	3 DRIVE-IN LANES @ 6 STACKING PER LANE = 18 STACKING SPACES
PROVIDED:	30 (BANK) W/ 2 HANDICAP SPACES PLUS 12 STACKING SPACES
- WATER SUPPLY: UNITED WATER DELAWARE
- SANITARY SEWER: NEW CASTLE COUNTY
- SEWERAGE IS SUBJECT TO THE APPROVAL OF THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
- ANTICIPATED SEWAGE:

EXISTING:	4,244 S.F. @ 0.1 GPD PER S.F. = 425 GPD
PROPOSED:	3,934 S.F. @ 0.1 GPD PER S.F. = 394 GPD
	PEAK 394 GPD x 4 = 1,576 GPD

CD 2

2009-0643

RECEIVED
 OCT 28 2009
 DEPT OF LAND USE

EXPLORATORY MINOR REDEVELOPMENT PLAN
 BRANCH DRIVE IN BANK
 1712 FOULK ROAD
 BRANDYWINE HUNDRED-NEW CASTLE COUNTY-DELAWARE

DATE: 26 OCTOBER 2009
 SCALE: 1" = 40'
 PROJECT NO. 7802.CB
 SHEET: 1 OF 2

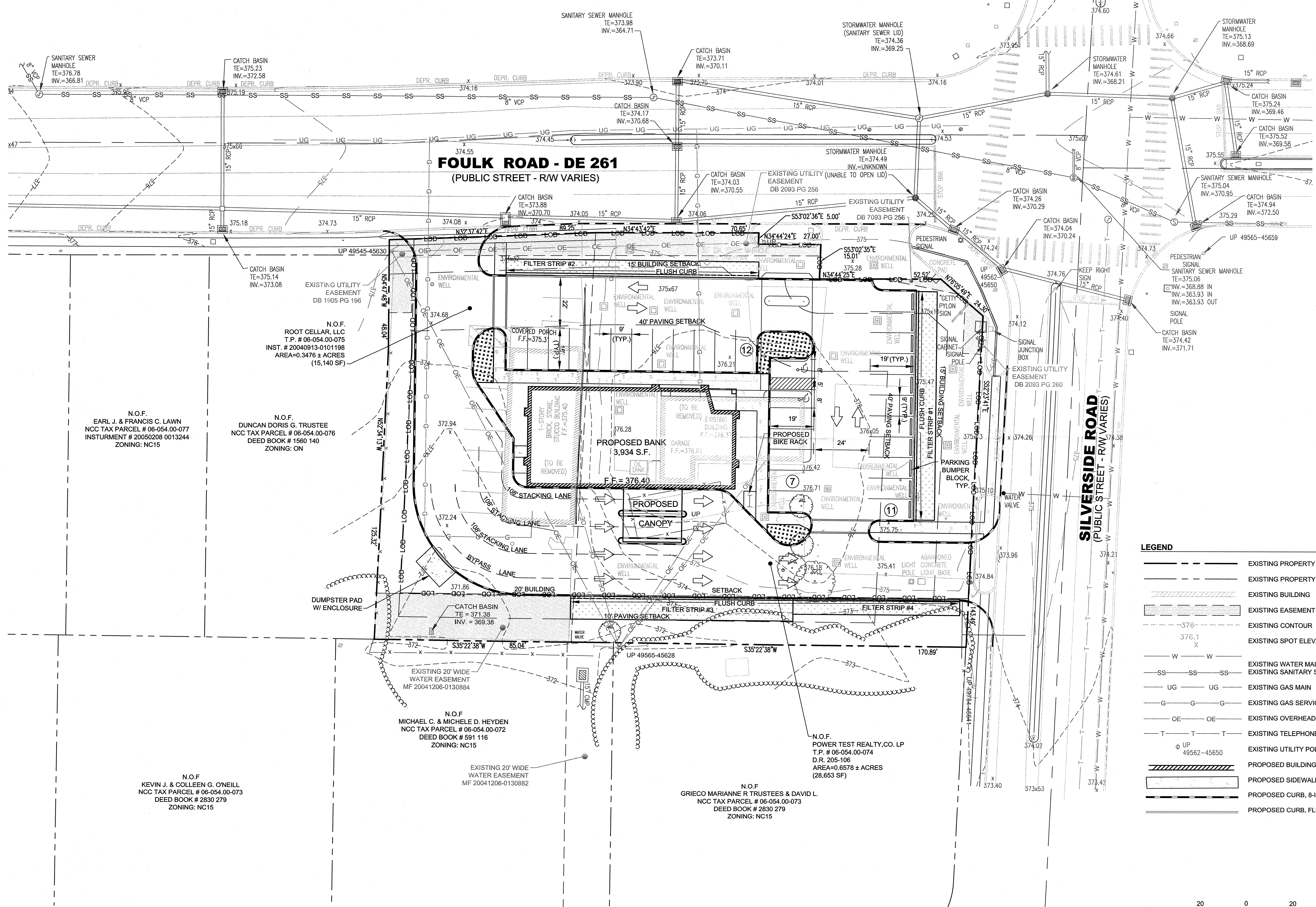
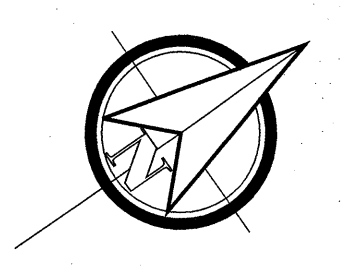
DUFFIELD ASSOCIATES
 Consultants in the Geosciences
 5400 LIFESTONE ROAD
 WILMINGTON, DE 19808-1232
 TEL. (302) 239-6634
 FAX (302) 239-8485
 OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY
 E-MAIL: DUFFIELD@DUFFIELD.COM

CHECKED BY: _____
 MARK
 FILE NAME: D:\0802-ED-RO
 DESIGNED BY: _____
 MARK
 DRAWN BY: _____
 EJP
 MICHAEL J. KASZYSKI, JR., P.E.
 No. 15284
 STATE OF DELAWARE
 P. E. 15284

NO.	DATE	REVISION

OWNER:

TAX PARCEL 06-054.00-074 POWER TEST REALTY CO. LP C/O GETTY PETROLEUM MARKETING INC 1500 HEMPSTEAD TURNPIKE EAST MEADOW, NY 11554	TAX PARCEL 06-054.00-075 ROOT CELLAR, LLC C/O DAVID & MARILYN DICKEY 33 DONEGAL COURT NEWARK, DE 19711
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N.O.F.
EARL J. & FRANCIS C. LAWN
NCC TAX PARCEL # 06-054.00-077
INSTURMENT # 20050208 0013244
ZONING: NC15

N.O.F.
DUNCAN DORIS G. TRUSTEE
NCC TAX PARCEL # 06-054.00-076
DEED BOOK # 1560 140
ZONING: ON

N.O.F.
MICHAEL C. & MICHELE D. HEYDEN
NCC TAX PARCEL # 06-054.00-072
DEED BOOK # 591 116
ZONING: NC15

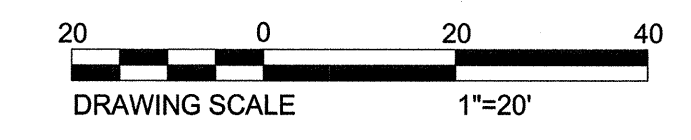
N.O.F.
KEVIN J. & COLLEEN G. O'NEILL
NCC TAX PARCEL # 06-054.00-073
DEED BOOK # 2830 279
ZONING: NC15

N.O.F.
GRIECO MARIANNE R TRUSTEES & DAVID L.
NCC TAX PARCEL # 06-054.00-073
DEED BOOK # 2830 279
ZONING: NC15

N.O.F.
POWER TEST REALTY CO. LP
T.P. # 06-054.00-074
D.R. 205-106
AREA=0.6578 ± ACRES
(28,653 SF)

LEGEND

	EXISTING PROPERTY LINE
	EXISTING PROPERTY ADJACENT
	EXISTING BUILDING
	EXISTING EASEMENT
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING GAS MAIN
	EXISTING GAS SERVICE LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING TELEPHONE
	EXISTING UTILITY POLE
	PROPOSED BUILDING
	PROPOSED SIDEWALK
	PROPOSED CURB, 8-INCH REVEAL
	PROPOSED CURB, FLUSH



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E-MAIL: DUFFIELD@DUFFNET.COM

CHECKED BY:	MK	FILE NAME:	D802CB-RD-R0	
DESIGNED BY:	MK	DRAWN BY:	EP	
CRD BY:	DATE	REVISION:	No.	
<p>OWNER: TAX PARCEL 06-054.00-074 POWER TEST REALTY CO. LP C/O GETTYSBURG TRADING 1500 HEMPSTEAD TURNPIKE EAST MEADOW, NY 11554</p> <p>TAX PARCEL 06-054.00-075 ROOT CELLAR, LLC C/O DAVID & MARILYN DICKEY 33 DONEGAL COURT NEWARK, DE 19711</p>				
<p>EXPLORATORY MINOR REDEVELOPMENT PLAN</p> <p>BRANCH DRIVE IN BANK</p> <p>1712 FOULK ROAD</p> <p>BRANDYWINE HUNDRED-NEW CASTLE COUNTY-DELAWARE</p>				
<p>DATE: 26 OCTOBER 2009 SCALE: 1" = 20' PROJECT NO. 7802.CB SHEET: 2 OF 2</p>				